150.0	0001	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,000 /	728,000
					USE VALUE:	728,000 /	728,000
					ASSESSED:	728,000 /	728,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NICHOLS RANDY JOHN--ETAL	
Owner 2:	NICHOLS ANITA MARIE	
Owner 3:		
Street 1:	149 ROBBINS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1505 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	276,300	3,400	448,300	728,000
Total Card	0.107	276,300	3,400	448,300	728,000
Total Parcel	0.107	276,300	3,400	448,300	728,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.72 | /Parcel: 483.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98691

GIS Ref

GIS Ref

Insp Date 02/24/18

!11705!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	276,300	3400	4,680.	448,300	728,000		Year end	12/23/2021
2021	101	FV	268,100	3400	4,680.	448,300	719,800		Year End Roll	12/10/2020
2020	101	FV	268,200	3400	4,680.	448,300	719,900	719,900	Year End Roll	12/18/2019
2019	101	FV	211,500	3400	4,680.	420,300	635,200	635,200	Year End Roll	1/3/2019
2018	101	FV	218,300	3400	4,680.	347,400	569,100	569,100	Year End Roll	12/20/2017
2017	101	FV	218,300	3400	4,680.	319,400	541,100	541,100	Year End Roll	1/3/2017
2016	101	FV	218,300	3400	4,680.	291,400	513,100	513,100	Year End	1/4/2016
2015	101	FV	206,400	3400	4,680.	285,800	495,600	495,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:57:48

LAST REV

Date	Time
04/18/18	13:46:54
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11705

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21378-185		8/1/1991		179,000	No	No		Y

USER DEFINED

Prior Id # 1:	98691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/1994	280		34,200					ADD BATH-WDK

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/22/2008	Measured	372	PATRIOT
5/13/2000	Inspected	270	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA:	0.10744	Total SF/SM:	4680	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	448,322	Spl Credit		Total:	448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34767437
Const Adj.:	0.97515047
Adj $ / SQ:	170.844
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375402
Depreciation:	99106
Depreciated Total:	276296

COMMENTS

PDA.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

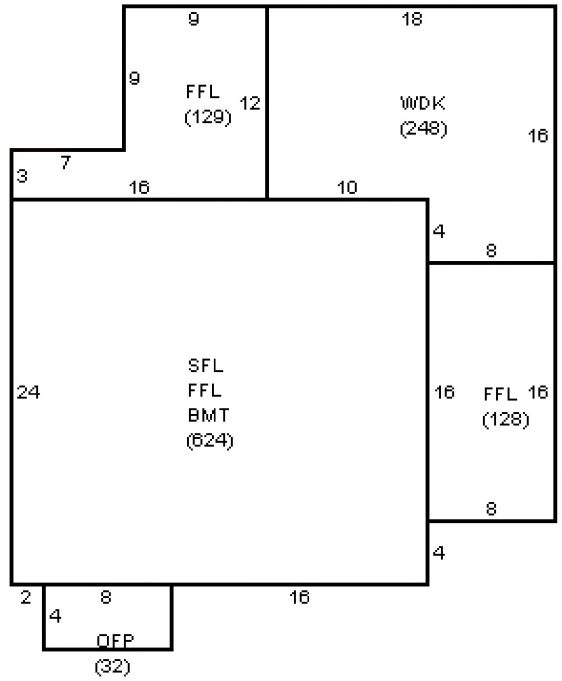
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.84
Special Features:	0	Val/Su Net:	114.69
Final Total:	276300	Val/Su SzAd	183.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	881	170.840	150,514
BMT	Basement	624	51.250	31,982
SFL	Second Floor	624	170.840	106,607
WDK	Deck	248	9.780	2,426
OFP	Open Porch	32	42.910	1,373

Net Sketched Area:	2,409	Total:	292,902
Size Ad	1505	Gross Area	2409	FinArea	1505
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc